WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$217,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1115 Fowler Street, LLC	**NEW OWNER**	**Tract 1** **44-14-129**
(NAME) **202 Elmington Avenue**	(NAME)	**Tract 2** **44-14-130**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **First Freedom Bank**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1115 Fowler Street, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, TWO TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: BEING Lot No. 90 on the Plans of Rolling Green Subdivision, Section 1, as shown by plat of record in Plat Book 1424, pages 75 and 76, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

TRACT 2: BEING Lot No. 91 on the Plans of Rolling Green Subdivision, Section 1, as shown by plat of record in Plat Book 1424, pages 75 and 76, of the Register's Office of Davidson County. Said Lot 91 fronts 110.6 feet on the east side of Fowler Street and runs back between lines 203.4 feet in the north side and 137.9 feet on the south line measuring 96.5 feet thereon.

Both being the same properties conveyed to First Freedom Bank by deed from Robert Evans Lee, Substitute Trustee of record in Instrument No. 20090528-0048746 Register's Office for Davidson County, Tennessee dated May 19, 2009.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **1115/1116 Fowler Street, Old Hickory, TN 37138**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of December, 2010.

First Freedom Bank

By:
John H. Bradshaw
Title: Executive Vice President

BILL GARRETT, Davidson County
Trans:T20110001118 DEEDWARR
Recvd: 01/05/11 13:30 2 pgs
Fees:13.00 Taxes:804.75

20110105-0001511

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John H. Bradshaw with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Executive Vice President of First Freedom Bank and that he as such Executive Vice President executed the foregoing instrument for the purposes therein contained by signing the name of the Bank by the said John H. Bradshaw as such Executive Vice President.

Witness my hand and official seal at Nashville, Tennessee this 31ST DAY OF DECEMBER, 2010.

Commission expires: 7/5/2011

Notary Public



My Commission Expires JULY 5, 2011